

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Bentley Road, 1320' W of
Edelweiss Way
(201 Bentley Road)
7th Election District
3rd Councilmanic District

James E. Proctor, Sr., et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-360-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, James E. Proctor, Sr., and his wife, Ella K. Proctor. The Petitioners seek relief from Section 1A00.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) (1975 Regulations) to permit a side property line setback of 30 feet in lieu of the required 50 feet for a proposed two story, 25' x 26' addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted.

It is to be noted, however, that the Petition filed indicates that the proposed addition is needed in order to provide living quarters for the Petitioner's son. The Petitioners have indicated that Mr. Proctor

ORDER RECEIVED FOR FILING

Date

By

is in poor health and his son is moving back home to assist in his care. There is no indication that kitchen facilities are proposed to be included in the proposed addition. If kitchen facilities are intended to be incorporated within the proposed improvements, then the existing dwelling would be considered a two-family dwelling, which is not permitted without a special hearing. There was no opposition expressed by any adjoining property owner, nor any adverse comments submitted by any Baltimore County reviewing agency. Furthermore, the information, pictures, and affidavits submitted provide sufficient facts that the relief requested complies with the requirements of Section 307.1 of the B.C.Z.R. Thus, it appears that the relief requested can be granted without causing any detriment to the surrounding locale. However, the relief granted herein shall be limited to an addition to provide living quarters for the Petitioner's son, only. In the event the Petitioner's son moves away from the subject property, any kitchen facilities provided within the proposed addition must be removed and the property converted back to a single family dwelling.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 22nd day of April, 1998 that the Petition for Administrative Variance seeking relief from Section 1A00.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) (1975 Regulations) to permit a side property line setback of 30 feet in lieu of the required 50 feet for a proposed two story, 25' x 26' addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

ORDER RECORDED & INDEXED
Date 4/22/98
By [Signature]

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

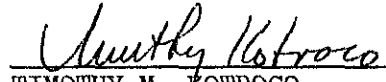
2) The proposed addition shall be occupied only by the Petitioner's son. The addition shall not be occupied by any other individuals, including other family members. In the event the Petitioner's son no longer resides in the proposed addition, then any kitchen facilities provided therein shall be removed from the premises and the dwelling shall be converted back to a single family dwelling.

3) In the event the son moves away from the property and the Petitioners find it necessary to bring in another family member or health care person to assist in Mr. Proctor's care, the Petitioners shall file a Petition for Special Hearing to determine the appropriateness of allowing that person to reside within the subject addition.

4) In the event the Petitioners desire to sell the subject property, it shall be listed and sold as a single family dwelling and shall in no way be represented as a two-apartment (two-family) dwelling.

5) Within sixty (60) days of the date of this Order and prior to the issuance of any occupancy permits, the Petitioners shall cause a copy of this Order to be recorded in the Land Records of Baltimore County so that any potential purchaser of the subject property will be on notice that this property can only be conveyed as a single family dwelling.

6) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 11/22/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

April 22, 1998

Mr. & Mrs. James E. Proctor, Sr.
201 Bentley Road
Parkton, Maryland 21120

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Bentley Road, 1320' W of Edelweiss Way
(201 Bentley Road)
7th Election District - 3rd Councilmanic District
James E. Proctor, Sr., et ux - Petitioners
Case No. 98-360-A

Dear Mr. Howard:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

✓ File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 201 BENTLEY RD. PARKTON, MD 21120

which is presently zoned RC 5

This Petition shall be filed with the Dept. of Permits & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 100.3.B.3. (1975 BLZR) to

PERMIT A PROPERTY LINE SETBACK OF 30 FT. IN LIEU OF THE REQUIRED 50 FT. FOR A PROPOSED ADDITION.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE OTHER SIDE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee

Legal Owner(s):

(Type or Print Name)

JAMES E. PROCTOR SR.
(Type or Print Name)

Signature

James E. Proctor Sr.
Signature

Address

ELLA K. PROCTOR
(Type or Print Name)

City

State

Zipcode

ELLA K. PROCTOR
Signature

Attorney for Petitioner.

(Type or Print Name)

201 BENTLEY RD - 410-343-0470
Address Phone No

Signature

PARKTON MD - 21120
City State Zipcode
Name, Address and phone number of representative to be contacted

Address

Phone No

Name

City

State

Zipcode

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JK

DATE: 3/27/98

ESTIMATED POSTING DATE: 4/5/98



Printed with Soybean Ink
on Recycled Paper

ITEM #: 360

98-360-A

ORDER RECEIVED FOR FILING

Date

By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 201 Bentley Rd.
address

Parkton, Maryland 21120
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

I am 67 years old, in Sept. 1996 I was operated on for
cancer. In the process of this, I had a heart attack and
6 days later I had open heart surgery(4 by passes).

As the results of this I am unable to take care of my
property. I need this variance to build an addition so my
son can live here and take care of my property for me.

[Signature]

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

James E. Proctor Sr.
(signature)
JAMES E. PROCTOR SR
(type or print name)



Ella K. Proctor
(signature)
ELLA K. PROCTOR
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of march, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JAMES E PROCTOR SR AND ELLA K PROCTOR

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

March 17 1998
date

Cheryl L. Soffer
NOTARY PUBLIC

My Commission Expires: 5-8-99

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 201 Bentley Rd.
address

Parkton, Maryland 21120
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

I am 67 years old, in Sept. 1996 I was operated on for
cancer. In the process of this, I had a heart attack and
6 days later I had open heart surgery(4 by passes).

As the results of this I am unable to take care of my
property. I need this variance to build an addition so my
son can live here and take care of my property for me.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

James E. Proctor Sr.
(signature)
JAMES E. PROCTOR SR.
(type or print name)



Ella K. Proctor
(signature)
ELLA K. PROCTOR
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of march, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JAMES E PROCTOR SR AND ELLA K PROCTOR

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

march 17 1998
date

Cheryl L. Schfer
NOTARY PUBLIC

My Commission Expires: 5-8-99



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 201 BENTLEY RD, PARKTON, MD 21120
which is presently zoned RC 5

This Petition shall be filed with the Dept. of Permits & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 ADD. 3.B.3 (1975 BCZA) TO .

PERMIT A PROPERTY LINE SETBACK OF 30 FT IN LIEU OF THE REQUIRED 50 FT FOR A PROPOSED ADDITION

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE OTHER SIDE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

JAMES E. PROCTOR SR.
(Type or Print Name)

James E Proctor Sr
Signature

ELLA K. PROCTOR
(Type or Print Name)

Ella K. Proctor
Signature

201 BENTLEY RD - 410-343-0470
Address Phone No.

PARKTON MD - 21120
City State Zipcode
Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: _____

98-360-A

360

ZONING DESCRIPTION FOR 201 Bentley Rd. Parkton, Md. 21120

Beginning at a point on the south side of Bentley Rd.

which is 60 feet wide at the distance of 1320 feet west
of the centerline of the nearest improved intersecting

street Edelweiss Way which is 50 feet wide. Being Lot# 39

~~Block~~ , Section# 3 in the subdivision of Bentley Estates

as recorded in Baltimore County Plat Book# EHKJR37, Folio#15

containing 3.264 acres. Also known as 201 Bentley Rd. and

located in the 7th Election District, 3rd Councilmanic District.

98-360-A

AND
360 JK
No. 046728

DATE 3/27/98 ACCOUNT RO016150

AMOUNT \$ 50.00

RECEIVED
FROM: Proctor

FOR: R. V. EDWARDS

98.360-A

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
PROCESS ACTUAL TIME
3/27/98 3/27/98 11:29:57
RED BROS CASHIER WILLIAM WALKER 7
5 HUSBANDS CASH RECEIPT
Receipt # 079375
CP NO. 046783
\$5.00 CASH
Baltimore County, Maryland

CERTIFICATE OF POSTING

RE: Case No.: 98-360-A

Petitioner/Developer: _____

J. L. LEWIS

Date of Hearing/Closing: 4/20/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

201 BENTLEY RD

The sign(s) were posted on 4/4/98
(Month, Day, Year)

CASE # 98-360-A



Sincerely,

Richard E. Hoffman 4/4/98
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

201 BENTLEY RD
POSTED 4/4/98
Richard E. Hoffman 4/4/98

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 98- 360 -A

Address 201 BENTLEY RD.

Contact Person: J. LEWIS
Planner, Please Print Name

Phone Number: 410-887-3391

Filing Date: 3/27/98

Posting Date: 4/5/98

Closing Date: 4/20/98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and he/she is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 98- 360 -A

Address 201 BENTLEY RD

Posting Date: 4/5/98

Closing Date: 4/20/98

Wording for Sign: To Permit A PROPERTY LINE SETBACK OF 30 FT IN LIEU OF
THE REQUIRED 50 FT. FOR A PROPOSED ADDITION.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Ave.
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 360

Petitioner: JAMES E. PROCTOR & S.

Location: 201 BENTLEY RD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JAMES E. PROCTOR

ADDRESS: 201 BENTLEY RD

PARKTON MD 21120

PHONE NUMBER: 410-343-0470

AJ:ggs

98-360-A

(Revised 09/24/96)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 16, 1998

James and Ella Proctor
201 Bentley Road
Parkton, MD 21120

RE: Item No.: 360
Case No.: 98-360-A
Petitioner: James and Ella Proctor
Location: 201 Bentley Road

Dear Mr. & Mrs. Proctor:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 27, 1998.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: POM

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: April 6, 1992

DATE: 4/2/92

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 350

353

354

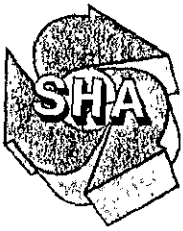
356

358

360

RBS:sp

BRUCE2/DEPRM/TXTS8P



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 4.3.9 ✓
Item No. 360 JLL

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: April 3, 1998

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 320, 347, 356, 357, 358, and 360

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by: Jeffrey M. Long

Division Chief: Gary L. Kerns

AFK/JL

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: April 16, 1998

FROM: *Rub* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for April 13, 1998
 Item Nos. 348, 350, 352, 353, 355,
 356, 357, 358, 359, and 360

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

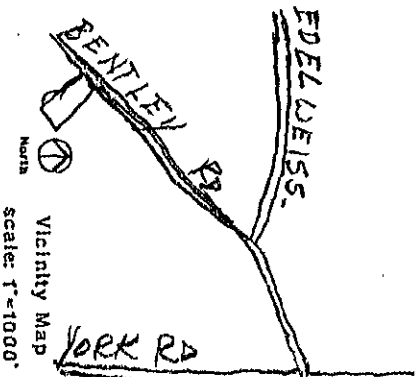
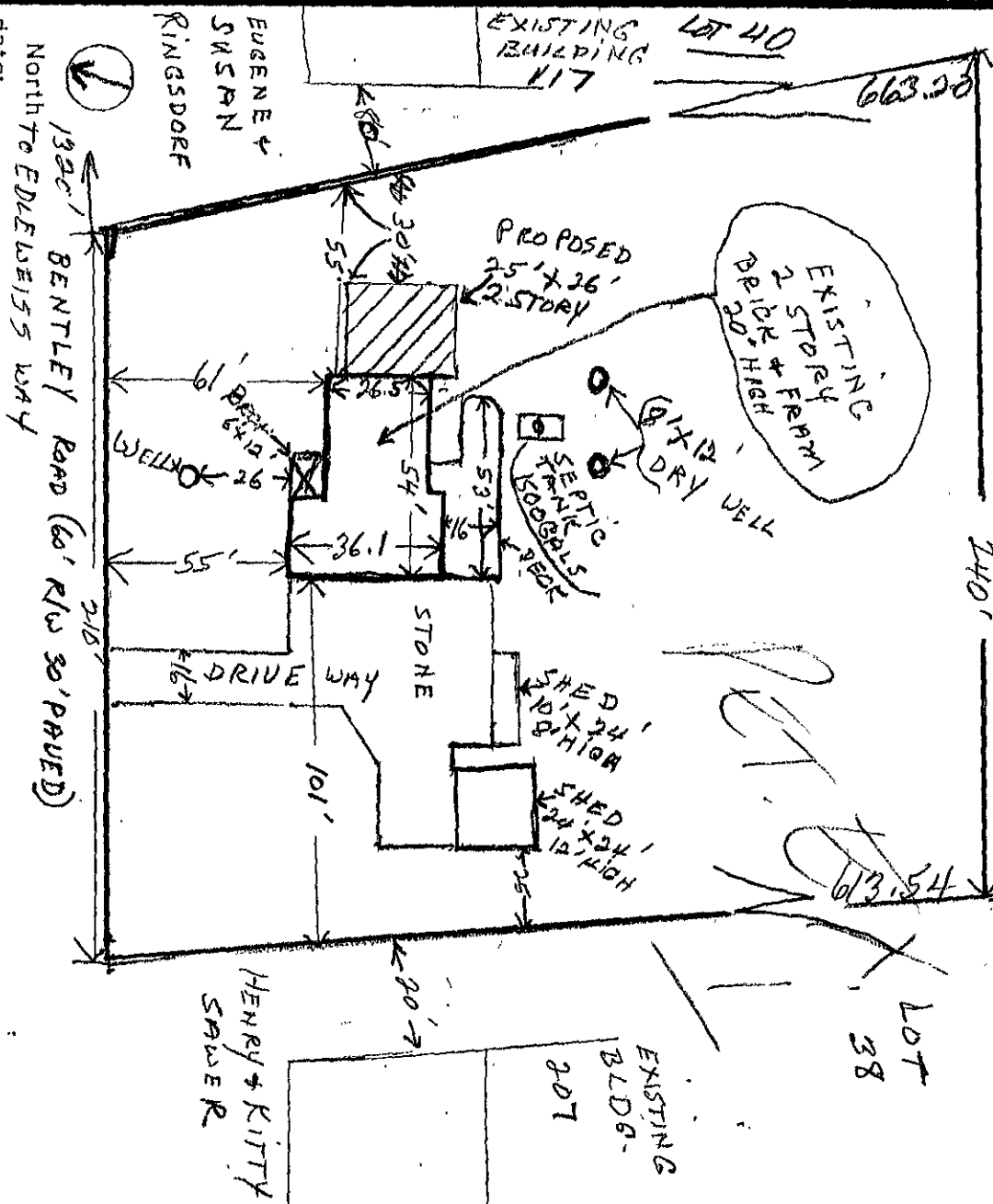
PROPERTY ADDRESS: 201 BENTLEY RD. PARKTON, MD

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: BENTLEY ESTATES

plat book # 37, folio # 15, lot # 38, section # II

OWNER: JAMES E. + ELLA K. PROCTOR



LOCATION INFORMATION

Election District: **07**

Councilmanic District: **03**

T=200' scale map: **N-W-36B**

Zoning: **RC 5**

Lot size: **3.264** acreage

square feet

SEWER: ☐ public ☒ private
WATER: ☐ public ☒ private

Chesapeake Bay Critical Area: ☐ YES ☒ NO

Prior Zoning Hearings: **NONE**

Zoning Office USE ONLY!

reviewed by: **ITEM #:**

CASE#:

360

98-360-A



*NEXT DOOR PROPERTY
FRONT*



98-360-A



BACK CORNER



BACK CORNER

98-360-A



OPPOSITE END
OF HOUSE



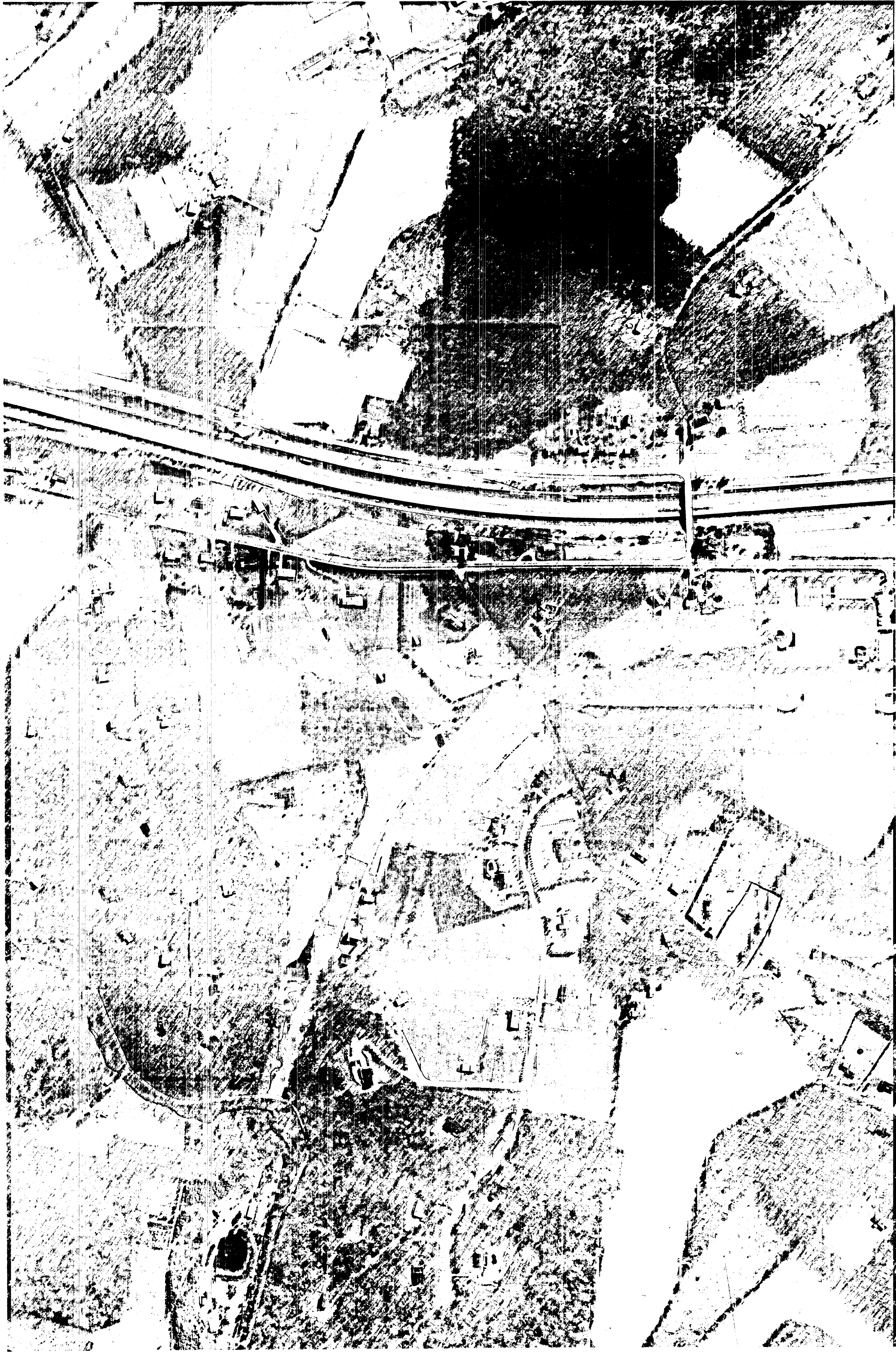
MY PROPERTY LINE
FRONT



MY PROPERTY LINE
FRONT



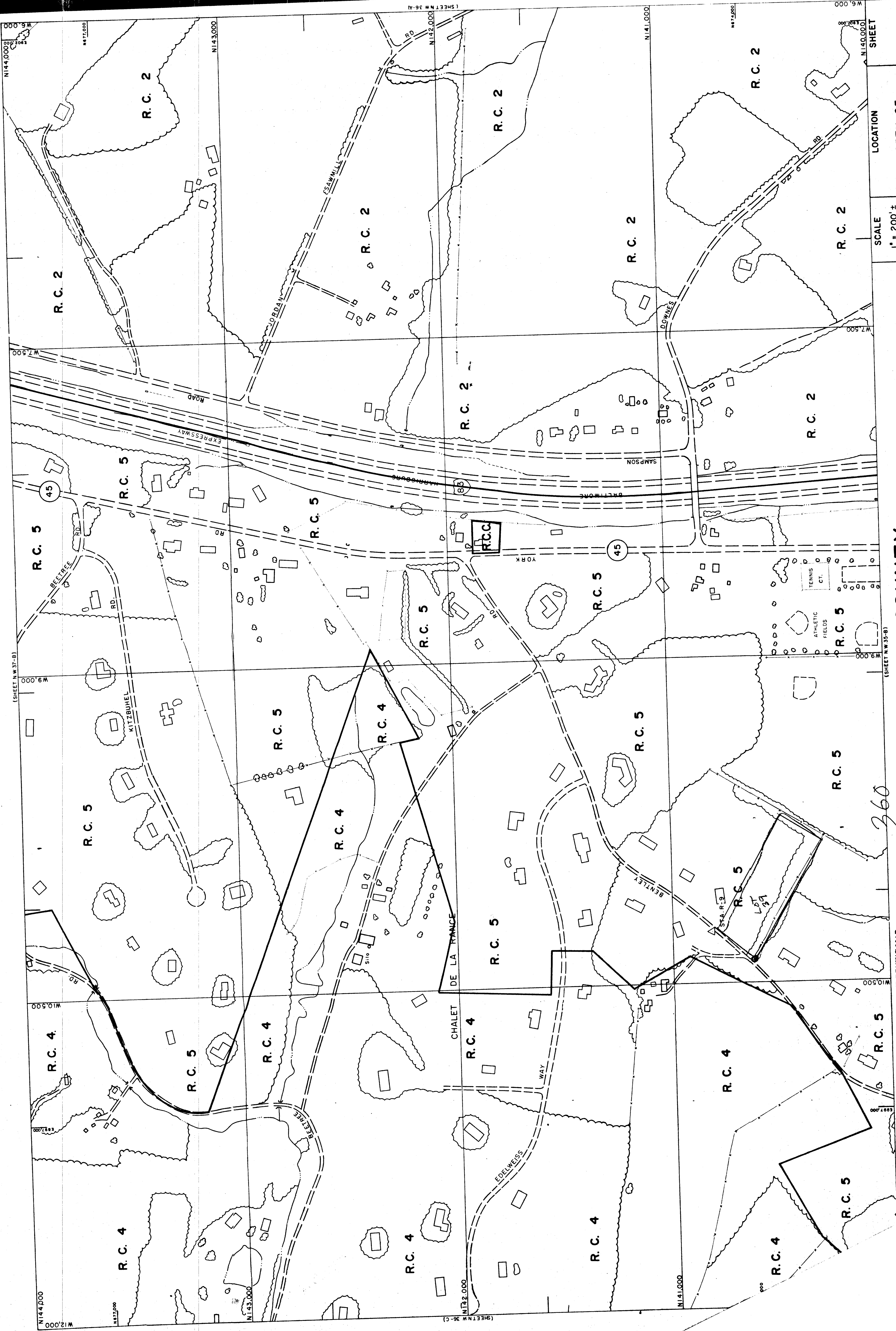
98-360-A



BALTIMORE COUNTY		SCALE	LOCATION	SHEET
OFFICE OF PLANNING AND ZONING		1" = 200' ±	NORTH OF	N W
PHOTOGRAPHIC MAP		DATE OF PHOTOGRAPHY JANUARY 1986	FIVE FORKS	36-B

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSDALE, N.Y. 12447

360
98-360-A



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Baltimore Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kaneney
Chairman, County Council

ELECTED AREAS
GRAMMETRIC METHODS
MD. 21210

SCALE	LOCATION	SHEET
1" = 200' ±	NORTH OF FIVE FORKS	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986		36-B

98-360-A